

Josephine County, OR

County · OR · Oregon

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

1,204

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

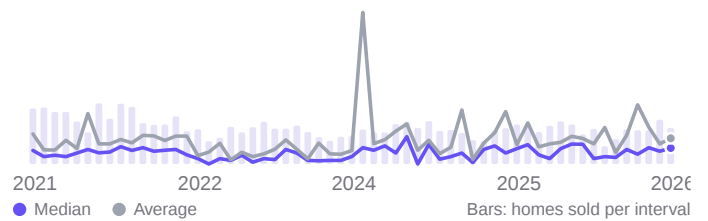
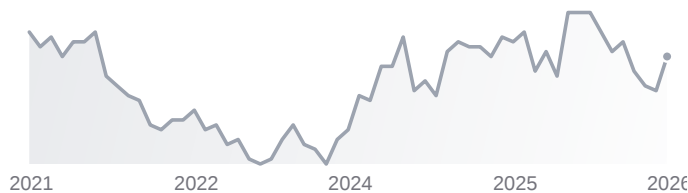
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$389K · Average \$416K

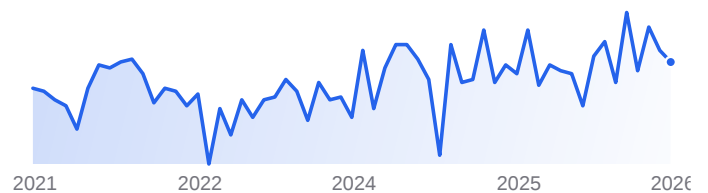
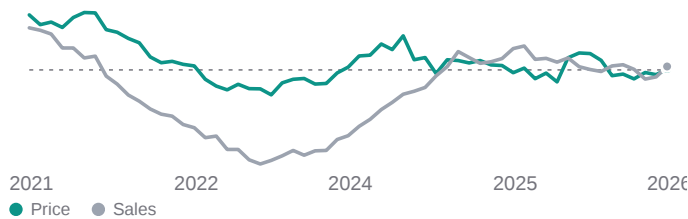


Growth (year over year)

Price +0.3% · Sales +1.2%

Price per square foot

\$251/ft²

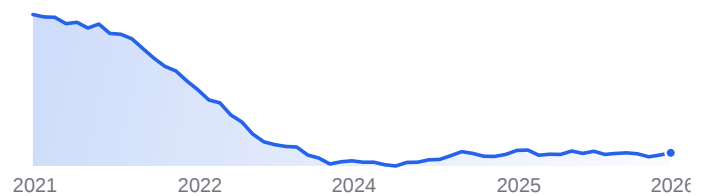
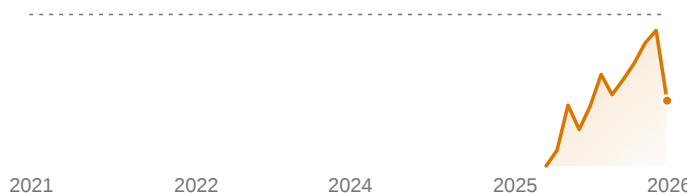


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

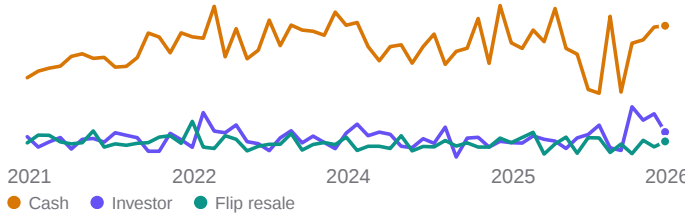
3.5%



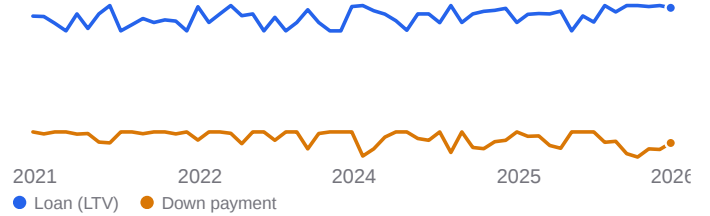
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 7.5% · Flip resale 4.7%

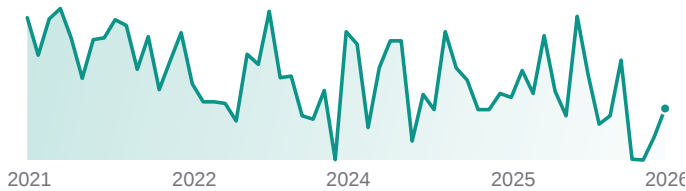


Financing (share of purchase price) Loan (LTV) 94% · Down payment 13%



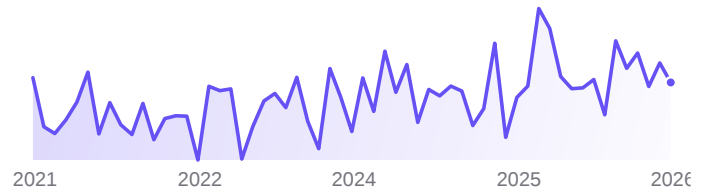
Sellers who sold at a gain

86%



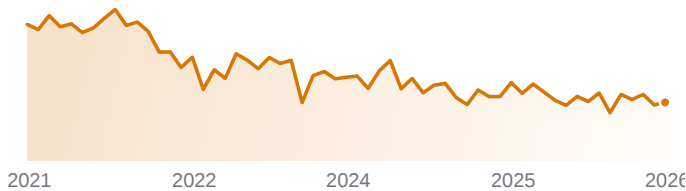
Typical hold before selling

6.6 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	34,218
Median value (AVM)	\$409K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1982
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	27%
Median loan-to-value	40%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	88,820
Density	54 / mi²
Median household income	\$58K
Average household income	\$80K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	195
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	15.3%
Unemployment	1.3%
Average temp	53°F
Annual precip	38 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.